

DAN EVANS INDUSTRIAL PARK II

GALLIA COUNTY



Dan Evans Industrial Park II:

- Within one mile of US-35
- Flat topography
- Community owned

SITE UTILITY MAP

- Electric
- Water
- Fiber
- Gas
- Sewer



PROPERTY DETAILS

Physical address	3350 State Route 850
City	Bidwell
County	Gallia
Zip Code	45614
Type of space	Industrial, Vacant Land
Ownership	Gallia County Community Improvement Corporation
Min Size	3
Max size	77
Price per acre	\$45,000
Industrial park	Unzoned, industrial covenants in place
Enterprise zone	Yes
Foreign tradezone	No
Date available	Immediate

CONSTRUCTION READY DAY ONE

SiteOhio authenticated means construction ready day one. Dan Evans Industrial Park, which has been deemed among Ohio's top sites, has all utilities reaching to the park boundaries, all due diligence studies completed with clear findings, and access to a large regional labor force. Gallia County Economic Development and OHSE collaborated to inventory the site's compelling features that make it ideal for business.

CONTACT INFORMATION

- Region: Donna Hrezo at donna@ohiose.com
- LEDO: Cole Massie at cmassie@rio.edu
- jobsOhio.com/sites



Dan Evans Industrial Park II underwent rigorous due diligence studies as a part of the usability audit designed to vet sites with companies in mind. All studies look to ensure strict criteria are met, as well as utilities and other site assets are to park boundaries with excess capacity and accessible for doing business.

SITE DETAILS

Former use	Agriculture
Total acres	77
Divisible	Yes
Zoning	Unzoned, industrial covenants in place
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Manufacturing, Transportation, Rural Residential
Number of years park has been in existence	25
Number of companies in the park	8
Distance from residential	2.2 miles (low density)
Distance from schools	3.3 miles
Distance from public parks	9 miles
Distance from retirement centers	7.5 miles
Distance from correctional facilities	9.1 miles
Distance from cemeteries	0.1 miles (very small)
General site configuration	Rectangular
Typography/terrain	Flat
Percent slope of site	1.43%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	Narrow 0.19 acre jurisdictional wetland extends into site from southern border. Small 0.06 acre jurisdictional wetland at northeast corner.
Does the site have evidence of sink holes, natural springs, etc.?	No
Are there any structures on the site that will impact constructibility?	No
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWs	None
Is site easily accessible?	Yes
Number of roads accessing the site	3
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	1 miles to US-35
Can site be viewed from the highway or interstate?	No

Regional attainment status

Eight-hour ozone	Attainment
Particulate matter (PM2.5)	Attainment
Sulfur dioxide (1-Hour SO2)	Attainment
Lead	Attainment
Nitrogen Oxides	Attainment
Carbon Monoxide	Attainment

UTILITIES

Utility information as of 5/17/2022. Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

Electric to park boundaries	Yes	
Name of provider	AEP Ohio	Buckeye Rural Electric Cooperative
Excess electric capacity	7.2 MW	12MW
Distance to the electric substation	10,000 feet	3,600 feet
Type of feed	Single Feed- Single Substation, Dual fed by AEP and Buckeye REC	
Redundant	No	

Natural gas to park boundaries	Yes	
Name of provider	Columbia Gas of Ohio	
Excess gas capacity	1,000-10,000 MCF/month	
Available pressure	8 PSI	
Gas line size	4 inch & 6 inch	

Water to park boundaries	Yes	
Name of provider	Gallia County Rural Water	
Excess water capacity	250,000 GPD	
Total capacity of system	500,000 GPD	
Water line size	8 inch & 12 inch	

Sewer to park boundaries	Yes	
Name of provider	City of Gallipolis	
Excess sewer capacity	450,000 GPD	
Total capacity of system	2 MGD	
Sewer line size	8 inch	

Fiber/telecom to park boundaries	Yes	
Name of provider	Horizon	

DUE DILIGENCE STUDIES AND REPORTS

Phase 1 environmental report complete and clear	Yes
Geotechnical study complete and clear	Yes
Wetlands delineation complete and clear	Yes
Archaeological study complete and clear	Yes
Endangered species analysis complete and clear	Yes

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Regional population within 45 miles

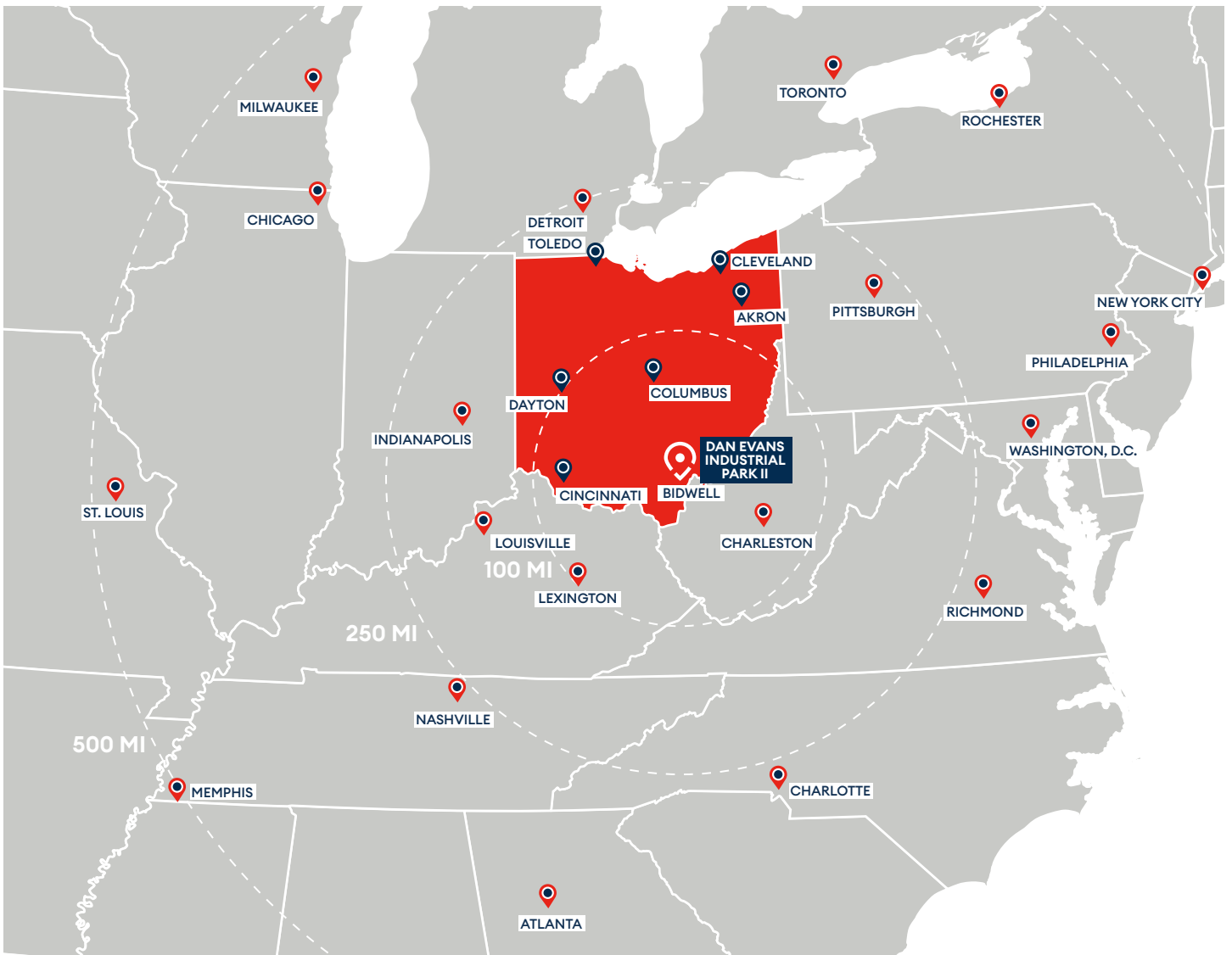
726,573

Regional workforce/talent within 45 miles

348,984

REGIONAL MAP

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